



GOVERNMENT OF NCT OF DELHI
OFFICE OF THE LAND ACQUISITION COLLECTOR DISTRICT WEST
DM OFFICE COMPLEX, RAJOURI GARDEN, NEW DELHI 110027.

F.No.LAC/WEST/2022/089699522 /26316

DATED 23/12/2024

PUBLIC NOTICE

Subject: Announcement of Award No.02/2024/West/DC dated 13/12/2024.

On the subject cited above, it is bring to the notice of the General Public that an award for the acquisition of the Land bearing Khasra No's 5//11min, 5//12min, 5//13min, 5//17min total land measuring 0.4578 acres/0.1853 hectares situated at village Bakkarwalla has been announced vide Award No 02/2024/West/DC dated 13/12/2024(copy enclosed).

In view of the above, any interested person may inspect the award on any working day at Room No. 401, Land Acquisition Branch, District West, Delhi.

This is issued with the approval of LAC/DM (West).

VK

Vinay Kumar Jindal, DANICS
ADM (WEST)

Copy for information and necessary action to:

1. DIO (West) with direction to upload the copy of this public notice along with copy of the Award at the official website of District West for public/general information.
2. BDO (West) is directed to communicate the announcement of the award to General Public through his office and also paste a copy of the award on the notice board for view of the General Public.
3. Tehsildar (Punjabi Bagh) with a direction to paste this public notice at the acquired Land and all prominent places like Chaupal, Community Centre etc. at village bakkarwalla for the general information to the public for announcement of the Award.
4. Halka Patwari is directed to serve the copy of the Award to all the interested persons in the award.
5. P.A to DM (West) for information.

VK

Vinay Kumar Jindal, DANICS
ADM (WEST)

**GOVERNMENT OF NCT OF DELHI
LAND ACQUISITION COLLECTOR, DISTRICT WEST
OFFICE OF THE DISTRICT MAGISTRATE, DISTRICT WEST
RAJA GARDEN, NEW DELHI-110027**

Phone no. 011-25107118, E-mail: dcwest@nic.in, <https://edistrict.delhigovt.nic.in>

LAND ACQUISITION AWARD
(u/s 23, 30, 31 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013)

Award No. 02/2024/West/DC

Revenue Estate	BAKKARWALA
Sub-Division	Punjabi Bagh
District	WEST
Awarded area	1853 Sq. Mtr. or 0.1853 Hectare
Nature of Acquisition	Permanent
Purpose of Acquisition	To provide an approach road to the cremation ground in the village Bakkarwala, New Delhi,
Notification u/s 11 of the RFCTLARR Act, 2013	ADM/WEST/LAC/2022/655 dated 05/08/2022
Notification u/s 19(1) of the RFCTLARR Act, 2013	ADM/WEST/LAC/2023/1343 dated 19/12/2023

1. INTRODUCTION

These are the proceedings for the Land acquisition u/s 23, 30, 31 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation, and Resettlement Act, 2013 (in short 'the Act 2013') for providing approach road/path to Cremation Ground in Village Bakkarwala, Delhi'.

The Executive Engineer, PWD Division West Road-I (M-111), submitted a proposal for acquiring Land to Provide an approach road/path to the Cremation Ground in Bakkarwala, New Delhi, in a letter dated 01/07/2019.

2. EVALUATION OF SIA/SIMP REPORT & REPORT OF THE LAND ACQUISITION COLLECTOR

School of Human Ecology, Ambedkar University was identified to carry out the Social Impact Assessment vide notification dated 05/08/2019. School of Human Ecology submitted their report on 01/10/2020. The report was examined by the independent Multidisciplinary Expert Group. It was recommended that the extent of land proposed to be acquired is the absolute bare minimum needed for the project and there is no other less dispensing option available. The Expert Group has endorsed the recommendation of SIA report. The collector concerned shall take into consideration the report while determining the compensation under section 23 of the Act 2013 in letter and spirit for cost of land as well as cost of rehabilitation. To avoid water logging, proper drainage facility during the construction of approach road/path to the cremation ground be ensured.

3. PRELIMINARY NOTIFICATION U/S 11(1) OF THE ACT 2013

The preliminary notification u/s 11(1) of the Act 2013 was issued and published in the Gazette on 05/08/2022 vide no. ADM/WEST/LAC/2022/655 vide which it has been notified that 0.1853 hectares of land is required in the Bakkarwala village of Subdivision Punjabi Bagh in district West for public purposes for providing approach road/path to cremation ground at Bakkarwala village, New

District Magistrate (West)
Govt. of NCT of Delhi
Plot No.3, Shivali Place,
Raja Garden, New Delhi-27

For M.



Delhi. Objections to the acquisition, if any, were invited from interested persons by giving 60 days from the date of the publication of this notification as provided u/s 15 of the Act 2013.

4. ENQUIRY U/S 15(2) OF THE ACT 2013

After concluding the personal hearing of the landowners/interested persons as per the requirement of Sub-section (2) of Section 15 of the Act, the report was submitted by the Land Acquisition Collector to the Appropriate Government i.e. Hon'ble Lt. Governor, Delhi for seeking approval to proceed with the acquisition process and the same was approved by the Appropriate Government i.e., Hon'ble Lt. Governor, Delhi.

5. PROCEEDINGS U/S 16, 17 & 18 OF THE ACT 2013

Based upon the Survey report of Tehsildar Punjabi Bagh u/s 16(1) and SIA report, the draft Rehabilitation and Resettlement Scheme was prepared and published by Administrator/ADM vide notification no. ADM/West/LAC/2023/191-200 dated 01/02/2023 u/s 16(2) of the Act 2013. Adequate publicity about the date, time, and venue was given for the public hearing. The public hearing was completed in respect of the draft scheme. Thereafter, the draft scheme was submitted to the Commissioner, Rehabilitation and Resettlement Scheme u/s 17 of the Act 2013 and the same was approved. The approved scheme was published u/s 18 of the Act 2013. As per the final approved scheme, there is no displacement of affected families or loss of livelihood.

6. NOTIFICATION U/S 19(1) (PUBLICATION OF DECLARATION OF SUMMARY OF R&R) OF THE ACT 2013

Vide notification no. ADM/WEST/LAC/2023/1343 dated 19/12/2023, u/s 19(1) of the Act 2013, the declaration was made that the land measuring 0.1853 hectares is under acquisition for providing approach road/path to the cremation ground at village Bakkarwala, New Delhi. The said notification was published in the official gazette, in two daily newspapers, in the offices of District Collector/Sub-divisional Magistrate/Tehsil/BDO, uploaded on the relevant website and in the affected areas.

7. AWARD ENQUIRY

A public notice was issued vide no. F. No. 089699522/LAC(West)/2022/1382-88 dated 04/03/2024 u/s 21 of the Act 2013 to the interested persons in the said land to appear personally or by agent or by advocate before the Collector to state the nature of their respective interest in the land, the amount and particulars of their claims to compensation for such interests, and their objections if any to the measurements made and marked on the referred area. A physical hearing was invited from all the claimants along with the claims on 12/04/2024.

8. TRUE AREA: In pursuance of Section 23(a), the true area of the land is as under:

Sr. No.	Mustil No.	Survey No. / Khasra No.	Area (in hectares / acres)	Type of Title
1	5	11min	0.045600 / 0.11268	Private
2		12min	0.042655 / 0.10540	Private
3		13min	0.042733 / 0.10559	Private
4		17min	0.054312 / 0.13420	Private
Total			0.1853 hectares / 0.4578 acres	

9. MARKET VALUE

Handwritten signature
 District Magistrate (West)
 Govt. of NCT of Delhi
 Plot No. 3, Chivvi Plaza,
 Raja Garden, New Delhi-27



The market value of the land under acquisition has to be determined concerning Section 26 of the Act 2013 which provides the criteria to be adopted in assessing and determining the market value of the land and the date of such determination of market value shall be the date on which the notification u/s 11 of the Act is published. In this case, the notification u/s 11 of the Act was published in the gazette vide no. ADM/WEST/LAC/2022/655 dated 05/08/2022.

As per the criteria provided in Section 26(1) of the Act 2013, the Collector shall adopt the following criteria in assessing and determining the market value of the land, namely-

- a. the market value, if any, specified in the Indian Stamp Act, 1899 (2 of 1899) for the registration of sale deeds or agreements to sell, as the case may be, in the area, where the land is situated; or
- b. the average sale price for similar type of land situated in the nearest village or nearest vicinity area; or
- c. consented amount of compensation as agreed upon under sub-section (2) of section 2 in case of acquisition of lands for private companies or for public private partnership projects,

whichever is higher:

provided that the date for determination of market value shall be the date on which the notification has been issued under section 11.

In this case, positive and negative factors of the land under acquisition have been considered for the determination of the cost of the land. It is found that the land under acquisition is low lying, katcha rasta exists from the last 30 years, there is no connectivity to road/railway station, land submerges in water during monsoon season, there is no any developed area adjacent to the notified land and easement right of the villagers is also affected. Accordingly, after making suitable adjustment and considering the depression factors the market value of the land has been concluded at ₹26,70,372/- per acre.

10. MULTIPLICATION FACTOR

The Department of Land Resources, Ministry of Rural Development, Govt. of India issued a notification no. 425(E) dated 09/02/2016, which reads as under:

"In exercise of the powers conferred by Column No. 3 of serial No. 2 of the first Schedule read with sub-section (2) of section 30 of the said Act, the Central Government, hereby, notifies that in the case of urban areas, the factor by which the market value is to be multiplied shall be 1(one)."

In other words, the multiplication factor in the case of urban areas in the Union Territories (other than Pondicherry), shall be 1 (one) in terms of the DoLR Notification no. 0425 (E) dated 09/02/2016 till the same is reviewed by the Department of Land Resources. Hence, it is assessed that the multiplication factor in this case is 1 (One).

11. VALUE OF ASSETS ATTACHED TO THE LAND/TREES OR BUILDING

As per notification or declaration u/s 19(1) of the Act 2013 issued on 19/12/2023, there is no existence of trees and structures over the land under acquisition. Hence, the value of assets is Nil.

12. SOLATIUM U/S 30 OF THE ACT 2013

As per Section 30 of the Act 2013, a solatium amount equivalent to one hundred percent (100%) of the compensation amount is assessed for the land under acquisition.

*District Magistrate (West)
Govt. of NCT of Delhi
Plot No.3, Sub-Plan,
Raj Garden, New Delhi*



13. ADDITIONAL COMPENSATION U/S 30 OF THE ACT 2013

In addition to the market value of land assessed u/s 26 of the said Act, an amount at the rate of twelve percent (12%) per annum on such market value is also assessed to be awarded for the period commencing on and from the date of publication of notification of the Social Impact Assessment study under sub-section (2) of section 4, in respect of such land, till the date of the award of the Collector or the date of taking possession of the land, whichever is earlier. In the instant land acquisition proceedings notification u/s sub-sections 1 and 2 of section 4 of the Act was notified vide F. No. 7/55/L&B/LA/2018/5184 dated 26/08/2019.

14. PHYSICAL POSSESSION OF LAND

The physical possession of the land will be taken immediately after the announcement of the award as per the procedure laid down under the Act 2013.

15. DISPUTE REGARDING APPORTIONMENT

The payment of compensation for land awarded shall be paid to the respective land owners / bhumidhars as per their entitlement given in the Revenue Records i.e. Khatauni (P-4). However, if any dispute regarding the apportionment of compensation arises, it shall be decided as per the procedure laid down in the Act 2013. Further, any dispute regarding title, nature, share, etc. of land shall be forwarded to the Land Acquisition and Rehabilitation and Resettlement Authority established u/s 50 of the Act 2013, as per procedure laid down u/s 76 and 77 of the Act 2013. The apportionment of compensation for the land under acquisition is attached as **Annexure - 1**.

Kinny
Dr. Kinny Singh, IAS
Collector, District West

Dr. KINNY SINGH, IAS
D.M./D.C. (West)

SUMMARY OF THE AWARD

(a)	True area of the land covered by notification in hectares or acres	0.1853 hectares or 0.4578 acres
(b)	Market value arrived at u/s 26(1) of the Act 2013.	₹26,70,372/- per acre
(c)	Market value for 0.4578 acres @ ₹26,70,372 per acre	₹12,22,496/-
(d)	Multiplication factor adopted u/s 26(2) (for an urban area) x 1 applied to the market value as determined at Sr. No. b in the light of sub-section (2) of section 26 of the Act 2013.	₹12,22,496/-
(e)	Valuation on account of Buildings/Wells/Crops/Trees etc. as determined u/s 29.	Nil
(f)	Solatium u/s 30(1) of the Act 2013, equivalent to 100% of the market value of the land at (c) multiplied by the factor specified against serial no. (d) for urban areas.	₹12,22,496/-
(g)	12% per annum Additional Amount u/s 30(3) of the Act 2013 from 26/08/2019 to 13/12/2024 = days on Market Value (b) (₹26,70,372/- x 12% x 1937/365)	₹7,78,512/-
(h)	Damages, if any	Nil
(i)	Interest u/s 80 in case of advance possession taken u/s 40 of the Act 2013	Nil
(j)	Additional compensation in case of advance possession	Nil
	Total awarded amount for Land Acquired (d + f + g)	₹32,23,504/-

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FORM VI [See rule 11]
LAND ACQUISITION AWARD
Land Acquisition Case No.: 02/2024/West/DC

1.	Name of Project - for providing an approach road/path to the cremation ground in village Bakkarwala, New Delhi.						
2.	Number and date of declaration under which the land is to be acquired - U/s 11(1) vide notification no. ADM/WEST/LAC/2022/655 dated 05/08/2022 & u/s 19(1) vide notification no. F. No. ADM/WEST/LAC/2023/1343 dated 19/12/2023.						
3.	Situation and extent of the land in hectares, the number of field plots on the survey map, the village in which situated with the number of mile plan if any - Village Bakkarwala, Sub-Division Punjabi Bagh, District-West, area measuring 0.1853 hectares.						
4.	Description of the land, i.e., whether fallow, cultivated, homestead, etc. If cultivated, how cultivated? Source of irrigation - As per Notification						
5.	Names of persons interested in the land and the nature of their respective interests. - As per Revenue Records						
6.	Aadhaar No. of such persons - will be taken during the disbursement of compensation amount.						
7.	Amount allowed for the land itself, without trees, buildings etc., if any - ₹26,70,372/- per acre						
8.	Amount allowed out of such sum as compensation for the tenants interested in the land - NA						
9.	Basis of calculation - Sections 26 to 30 of the Act 2013 read with Rule 28 of the LA Rules.						
10.	Amount allowed for trees, houses or any other immovable property - Nil						
11.	Amount allowed for crops - Nil						
12.	Additional compensation on the market value under section 30(3) Damages under section 28 of Act 30 of 2013 - ₹7,78,512/-						
13.	Solatium u/s 30(1) - ₹12,22,496/-						
14.	Total of amounts - ₹32,23,504/-						
15.	Particulars of abatement of Government Revenue, or of the capitalized value paid, the date from which the abatement takes effect - NA						
16.	Apportionment of the amount of compensation Area (in hectares)	Serial No.	Name of claimants	Aadhaar No.	Amount payable to each	Bank A/c No.	Remarks
Detailed in apportionment heading.							
17.	Date on which possession was taken u/s. 38(1) and 40(1) of Act 30 of 2013 - possession has not yet been undertaken.						

Announced in open court on 13/12/2024.

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Collector, District West

Dr. KINNY SINGH, IAS
D.M./D.C. (West)

FORM VII [See rule 11]
AWARD FOR REHABILITATION AND RESETTLEMENT
Land Acquisition case no.: 02/2024/West/DC

1.	Name of the project - providing an approach road/path to the cremation ground in village Bakkarwala, New Delhi.								
2.	Number and date of declaration under which the land is to be acquired - U/s 11(1) vide notification no. ADM/WEST/LAC/2022/655 dated 05/08/2022 & u/s 19(1) vide notification no. F. No. ADM/WEST/LAC/2023/1343 dated 19/12/2023.								
3.	Situation and extent of the land in hectares, the number of field plots on the survey map, the village in which situated with the number of mile plan if any - Village Bakkarwala, Sub-Division Punjabi Bagh, District West, area measuring 0.1853 hectares.								
4.	Description of the housing units, transportation cost, housing allowances, annuity employment subsistence grant, cattle shed, petty shop, one time resettlement allowances etc. - Nil								
5.	Name/Names of persons interested in the land and the nature of their respective claim for rehabilitation and resettlement - NA								
6.	Apportionment of the amount of compensation Area (Bigha & Biswa)	Sl. No.	Name of claimants affected family	Aadhar No.	Rehabilitation and Resettlement entitlements	Bank A/C No.	Amount payable to each	Non - monetary	Remarks
As per the R&R scheme notified vide no. ADM/WEST/LAC/2023/1343 dated 19/12/2023 (Copy annexed as Annexure-2).									
7.	Date on which Rehabilitation and Resettlement entitlements given to the affected family - NA								
8.	Basis of calculation - As per R&R scheme								
9.	Amount allowed for trees, houses or any other immovable things - Nil								
10.	Amount allowed for crops - Nil								
11.	Additional compensation on the market value under section 30(3) - Nil								
12.	Damages under section 28 of Act 30 of 2013 - Nil								
13.	Solatium u/s 30(1) - Nil								
14.	Total of amounts - Nil								
15.	Particulars of abatement of Government Revenue, or of the capitalized value paid, the date from which the abatement takes effected - Nil								
	Apportionment of the amount of compensation	Serial No.	Name of claimants	Aadhar No.	Amount payable to each (in ₹)	Bank A/C No.	Remarks		
As per R&R scheme notified vide no. ADM/WESTLAC/2023/1343 Dated 19/12/2023.									
16.	Date on which possession was taken under sections 38(1) and 40(1) of Act of 30/2013 - possession is not yet taken.								

Announced in open court on 13/12/2024.

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ANNEXURE - 1

APPORTIONMENT OF COMPENSATION OF LAND
Land Acquisition case no.: 02/2024/West/DC

Item No.	Name of the owner as per Revenue Records i.e. Khatauni	Khasra No.	Area in acres	Market value in ₹ (A)	Multiplicati on Factor (1) in ₹ (B = 1 x A)	Solatum @100% in ₹ (C = 2 x B)	Addl. amount @12% in ₹ (D = A x 12% x 1937/365) for 1937 days	Total Compensation in ₹ (E = C+D)
1.	Amarjeet S/o Jai Singh R/o Village Bakkarwala, ND. 1/15 Share	5//11min & 5//12min	0.1126 & 0.10540 = 0.2180	38809.41	38809.41	77618.81	24714.68	102333.49
2.	SH. Rakesh S/o Jai Singh, R/o Village Bakkarwala, ND. 1/15 Share			38809.41	38809.41	77618.81	24714.68	102333.49
3.	SH. Ravinder S/o Jai Singh, R/o Village Bakkarwala, ND. 1/15 Share			38809.41	38809.41	77618.81	24714.68	102333.49
4	Smt. Neelam D/o Jai Singh, R/o Village Bakkarwala, ND. 1/15 Share			38809.41	38809.41	77618.81	24714.68	102333.49
5.	Smt. Prakasho W/o Jai Singh, R/o Village Bakkarwala, ND. 1/15 Share			38809.41	38809.41	77618.81	24714.68	102333.49
6.	Smt. Rampyari W/o Rajender Singh, Village Bakkarwala, ND. 1/3 Share			194047.03	194047.03	388094.06	123573.40	511667.46


 District Magistrate (West)
 Govt. of NCT of Delhi
 Plot No.3, Shivaji Place,
 Raja Garden, New Delhi-27

7.	Sh. Sunil Kumar S/o Vijender, Village Bakkarwala, ND. 1/9 Share			64682.34	64682.34	129364.68	41191.13	170555.81
8.	Sh. Vinod Kumar S/o Vijender, Village Bakkarwala, ND. 1/9 Share			64682.34	64682.34	129364.68	41191.13	170555.81
9.	Sh. Pramod Kumar S/o Vijender, Village Bakkarwala, ND. 1/9 Share			64682.34	64682.34	129364.68	41191.13	170555.81
10.	Sh. Devinder Singh S/o Ranbir Singh, Village Bakkarwala, ND. Full Share	5//13min	0.1055	281724.24	281724.24	563448.48	179408.17	742856.65
11.	Sh. Devinder Singh S/o Ranbir Singh, Village Bakkarwala, ND. Full Share	5//17min	0.1342	358363.92	358363.92	716727.84	228213.99	944941.83

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